

Evaluation of Walk-up Flats Delivery for Urban Low-Income People in Yogyakarta, Indonesia 2016

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Abstract

Walk-up flat as a part of housing policy for low-income people in Indonesia has been delivered on a massive scale since the mid 2000's. However, there has never been any effort to assess its success. The programme continues to be carried out despite suggestions from critics of problems such as high vacancy rates, rejection from people in general of this form of housing and the tendency to become vertical slums. As a result, there is a major question related to its success and concern that the programme will become a difficulty in the future instead of solving housing problems. There is no other way to measure the success of a policy except by evaluating its implementation. Therefore, this thesis will attempt to fill this research gap.

Additionally, there is also an interesting phenomenon related to the shifting experience of the residents in using this vertical building from as their space for living and interacting with neighbours. Their current situation is different from their past circumstance in low-rise building. In this research, their responses will be explored to evaluate the successfulness of the walk-up flat for its users, as well as the response from the surrounding community.

From above discussion, this research addresses the main question of how successful has been the walk-up flats policy for accommodating urban low-income people in Indonesia in general and in the case study of Yogyakarta. The essence of the inquiry is the evaluation of walk-up flat housing policy which is assessed upon its delivery (product), its implementation (process) and people's response to it. The argument of the thesis is that the success of walk-up flat delivery depends on the matching between its objective and its implementation. In addition, the relation between the policy maker (the central government) and the implementer (the local government and other related actor) will determine its achievement. In the end, the response from the user (people) will also necessary to be collected to provide the comprehensive evaluation of the policy.

Related to that, there is a need to look at the issues at three levels. Firstly, the general context at national level (of Indonesia) by examining what is understood by the concept

of walk-up flat housing at the national level of Indonesia and how the policy is delivered from the national level. The reason for these questions is to comprehend the rational and objective of walk-up flat housing in comparison with the outcomes of this policy. Secondly, the implementation of the policy in the local situation of Yogyakarta province will be examined. Thirdly, at the level of specific housing blocks, the responses of the walk-up flat residents and surrounding neighbourhood will be examined. The purpose of this question is to understand the point of view from people towards the existence of walk-up flat housing.

Keywords: Walk-up flat, multi-storey housing approach, low-income people, evaluation, Yogyakarta-Indonesia.